

Appendix A: Legislative History

HISTORICAL NOTE

The first Comprehensive Zoning Ordinance for the City of Fort Worth was adopted by the City Council on September 6, 1940, effective October 1, 1940, and was numbered Ordinance Number 2082. This Ordinance was published in pamphlet form and included maps showing the various zoning districts.

On September 1, 1947, the City Council adopted a digest and codification of Ordinance Number 2082, including all text amendments between the adoption date and October 1, 1940. This Ordinance was published in pamphlet form, with new district maps, and was effective September 1, 1947.

On November 26, 1952, the City Council adopted a new comprehensive zoning ordinance numbered 3011, effective March 1, 1953, which was published in pamphlet form with all amendments up to date and new district maps.

Since March 1, 1953, there have been several amendments to the text of Ordinance Number 3011 and a large number of changes in the zoning districts. This pamphlet, which includes the text amendments adopted since March 1, 1953, does not include district maps; however, the maps are on file in the zoning office at the City Hall, and are kept up to date by the zoning staff. Current information on the zoning classification of all land within the Corporate Limits is thereby available to the public.

Following is a list of ordinances which are text amendments, with their effective dates and a brief clue to the subject matter:

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
2082	October 1, 1940	Original Comprehensive Zoning Ordinance.
2110	May 14, 1941	Amending Front Yard Requirements.
2147	October 7, 1942	Permitting conversion of accessory buildings to separate dwellings.
2429	July 16, 1947	Zoned area annexed December 17, 1946.
2434	August 2, 1947	Extensive text amendments.
2437	July 30, 1947	Repealed ordinance permitting conversion of accessory buildings to separate dwellings.
2082	September 1, 1947	Digest and codification of Ordinance 2082.
2514	February 25, 1948	Amending Accessory Building Regulations.
2570	August 11, 1948	All previously unzoned property zoned "A".
2745	February 15, 1950	Amending Height and Area Regulations.
2754	March 22, 1950	Board Authority to grant Public Garage in "E"; Auxiliary Parking in "A" to "D"; amended Light Industrial Uses.
2777	June 21, 1950	Amending Height Regulations.
2803	September 13, 1950	Adding Cleaning and Dyeing Works.
3011	March 1, 1953	Digest and codification as new ordinance.
3063	April 22, 1953	Amending regulations as to Churches, and Non-Conforming Uses.
3230	August 25, 1954	Amended definitions, "E-R" Uses, "E" Uses; created "F-R" District; amended "F", "I", "J" Uses; amended Height and Area Regulations.
3340	May 18, 1955	Amending "H" Height Regulations.
3409	December 14, 1955	Permitting Advertising Signs in required yards in "E" District.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
3534	September 19, 1956	Permitting Drive-In Business in "E" District With Sale of Alcoholic Beverages for Off-Premises Consumption.
3709	September 13, 1957	Motor Freight Terminals in "I" District.
3747	January 1, 1958	Fees adopted for zoning petitions and Board of Adjustment Applications.
3770	February 21, 1958	Open Air Swimming Pools in "E" District.
3795	April 11, 1958	Excluded Sale of Alcoholic Beverages in "F-R" District.
3939	September 12, 1958	Permitting Bowling Alleys in "F-R" District subject to restrictions.
4086	May 1, 1959	Permitting Auto Laundry and Steam Cleaning in "F" District subject to restrictions.
4087	May 1, 1959	Amending horsepower limitations in "I" and "J" Districts.
4160	July 17, 1959	Permitting Small Animal Hospitals in "E" District subject to restrictions.
4187	October 9, 1959	Provided for appointment of alternative members on Board of Adjustment.
4368	September 16, 1960	Permitting Casting of Aluminum Products and Manufacture of Die-Casting Molds, Dies and Cores in "J" Districts.
4635	May 21, 1962	Eliminating "Cans" and "Drums" under Paragraph 18 in "K" Districts.
4751	October 29, 1962	Reduced to four (4) the minimum number of members of Zoning Board of Adjustment required to hold a public hearing.
4792	January 7, 1963	Revising Section 19, Off-Street Parking and Loading Requirements.
4793	January 7, 1963	Amending Section 1, Definitions.
4794	January 7, 1963	Reducing Required Rear Yards in "E", "F-R" and "F Districts.
4795	January 7, 1963	Adding "E-P" Planned Commercial District to district listing.
4796	January 7, 1963	Adding "E-P" Planned Commercial District, Use, Height, and Area Regulations.
5062	November 27, 1963	Adding Casting of Magnesium Products in "J" Light Industrial Districts.
5127	March 9, 1964	Permitting Self-Service Car Wash in "E".
5358	April 19, 1965	Amending Section 25, "Changes and Amendments".
5572	May 16, 1966	Adding "AG" Agricultural District.
5756	March 9, 1967	Amending Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 16, 18, 19, 20 and 25; added Section 2B "CF" Community Facilities District.
5996	September 9, 1968	Rewording regulation requiring a building to be located on a defined lot.
6066	March 17, 1969	Establishing Floor Area Ratio Option as a method of adjusting height limitation in multifamily, commercial, and industrial districts.
6081	April 14, 1969	Establishing new off-street parking for residential uses based upon both the number of dwelling units and number of bedrooms.
6184	October 27, 1969	Amending Sections 1, 2, 3, 4, 5, 17 and 18.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
6197	November 17, 1969	Amending "C" and "D" Rear Yards; repealed Item A.5.c. of Section 18.
6229	January 12, 1970	Repealing Items 6,b) and 6,c) of Subsection A, Section 18.
6311	June 8, 1970	Adding Section 2C "MH" Mobile Home Park District.
6381	October 28, 1970	Amending Auto Parking Area Requirements in "E-R" and Section 9.
6404	December 14, 1970	Providing for Recreational Vehicle Parks.
6439	March 1, 1971	Providing for Land Use Intensity Ratio Development.
6527	August 9, 1971	Clarifying Alcoholic Beverage Sale in "E".
6564	October 11, 1971	Permitting Dancing in "E".
6566	October 11, 1971	Adding "IP" Industrial Park District.
6567	October 18, 1971	Adding Flood Plain Zoning Districts.
6609	January 10, 1972	Amending regulations as to Churches in "A".
6643	March 13, 1972	Amending Fence Height
7022	June 17, 1974	Adding Electric Power Sub-station to Section 2-C.
7258	January 5, 1976	Amending Rezoning Fee Schedule.
7286	January 20, 1976	Adding Motor Vehicle Junk Yard to Sections 2-A, 13, 14 and 15.
7327	April 21, 1976	Establishing "HC" Historic and Cultural Sub-district.
7343	May 10, 1976	Amending Section 16A and Section 19, Off-Street Parking and Loading Regulations.
7364	June 14, 1976	Amending Section 2 to regulate spacing and size of commercial advertising signs along interstate and primary highways.
7437	November 18, 1976	Amending Section 2, Establishment of Districts.
7469	January 10, 1977	Amending Section 2B, Section 5 and Section 6 to add additional uses.
7519	March 21, 1977	Defining "Garage Sales".
7622	September 13, 1977	Amending Application Fees.
7703	February 14, 1978	Adding Ambulance Dispatch Station to Section 20.
7805	September 24, 1978	Amending Section 16 to provide for screening walls or fences on double frontage lots along arterial streets.
8290	March 21, 1981	Amending Section 19 to revise head-in parking and loading dock provisions.
8379	August 1, 1981	Amending Section 2-G to fully revise the "HC" Historic and Cultural Sub-district.
8410	September 18, 1981	Correcting Ordinance Number 8379.
8663	November 1, 1982	Comprehensive revisions of all the residential districts (including additions of "R-1", "D-HR1" and "D-HR2") and Section 16A, Unified Residential Development provision. Amending Section 8, "ER" Restricted Commercial District, to make it Non-Cumulative of Residential Districts. Amending Section 12, "H" Business District by Allowing Apartments.
8703	December 24, 1982	Amending Section 9A "F-R" to Add Mini-Warehouses.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
8743	February 26, 1983	Amending "D-HR1" and "D-HR2" Districts regarding yard setbacks; the "ER" District to allow Non-Residential "D-HR2" Uses; and Section 16A Regarding Height and Yard Regulations.
8744	February 26, 1983	Amending the "MH" Mobile Home District to add provisions for Mobile Home Subdivisions.
8785	April 22, 1983	Correcting Ordinance Number 8663. Revising Section 13, "I" Light Industrial District uses.
8915	September 23, 1983	Providing for \$1,000 fine for violations of Zoning Ordinance.
8934	September 27, 1983	Providing for nine members on the Historic and Cultural Advisory Board.
8976	November 23, 1983	Adding "A-R" Residential District; revisions to other residential districts and Unified Residential Regulations.
9117	June 21, 1984	Creating new Section 17A, "Off Premises Signs;" revised regulations regarding on-premises and off-premises signs.
9121	June 21, 1984	Permitted Automated Recycling Machines in "I" and as a Special Exception in other zones.
9123	June 21, 1984	Regulated Disk Satellite Antennas in "A".
9123	June 21, 1984	Revised Height and Area Regulations for "DHR1" and "D-HR2".
9124	June 21, 1984	Revised Section 25, Changes and Amendments.
9215	September 16, 1984	Permitted Softball Parks in "F-R".
9234	October 17, 1984	Regulated Temporary Batch Plants.
9295	January 26, 1985	Created "R-2" Residential District.
9457	December 1, 1985	Permitted Newspaper Distribution Centers not exceeding 12,000 square feet in "F-R".
9500	August 20, 1985	Requiring erection of sign for Special Exception Uses.
9501	October 22, 1985	Allowing Community Homes in "A" and "CF"; Care Facilities in "CF" and "E-R"; redefined "Family".
9508	October 29, 1985	Permitting the continued use of downward shielded lights on Billboards erected prior to the effective date of this Ordinance.
9537	January 4, 1986	Permitting Newspaper Distribution Centers not exceeding 20,000 square feet in "F-R."
9538	January 4, 1986	Zoned all unzoned Land "AG"; prohibited building permits on unzoned or unplatted land.
9558	January 21, 1986	Exempting Fire Code Signage from "UR" Sign Regulations.
9602	March 29, 1986	Creating the "PD" Planned Development District and setting forth regulations therein; providing for submission of site plans in the "PD" District and requirements therefore; providing for site plan approval.
9705	August 23, 1986	Amending Historic and Cultural Sub-district to become a Certified Local Government.
9716	September 17, 1986	Creating "O-M" Office Mid Rise District.
9717	September 19, 1986	Creating "CD" Conservation District.
9759	November 11, 1986	Amendments to Section 17A "Off-Premises Signs".
9760	November 11, 1986	Creating Section 17B "On-Premises Signs".

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
9780	December 14, 1986	1000 foot spacing between Sexually Oriented Businesses and churches, schools, parks and residential lots.
9781	December 14, 1986	500 foot spacing between Hotels and residential lots; PD Zoning for Hotels.
9798	January 17, 1987	Regulation of Pawn Shops.
9823	February 17, 1987	Regulation of Temporary Signs.
9957	September 15, 1987	Amendments to Section 18A "Sexually Oriented Business".
9958	September 15, 1987	Location and Regulation of Motor Vehicle Storage Yards, Junk Yards and Repair Garages.
10095	April 12, 1988	Amendments to Section 8, "E-R" Restricted Commercial District, Section 9 "E" Commercial District, Section 9A "F-R" Restricted Commercial District, Section 10 "F" Commercial District, Section 13 "I" Light Industrial District.
10096	April 12, 1988	Additional setback requirements and screening of commercial properties.
10097	April 12, 1988	Amending Section 18 "Modification to District Regulations".
10169	September 13, 1988	Provides for Horse Racing Tracks to be permitted only in "PD" Planned Development and specifies additional development controls for Horse Racing Tracks and allows for commercial stables under certain circumstances.
10204	November 15, 1988	Amending Section 21, Certificate of Occupancy, to clarify requirements for same.
10222	December 13, 1988	Adding to Section 2-G, "HC" Historic and Cultural Sub-district, Paragraph d. to Subsection B.4. pertaining to demolition of structures identified as primary resources.
10273	March 14, 1989	Adding Model Homes and Portable Trailers to be Used as Temporary Construction and/or Sales Offices or Storage Trailers as Temporary Permitted Uses in "A" One Family District and Amends Section 19, Off-Street Parking and Loading in connection with model homes and portable trailers and changing sign restrictions.
10334	June 27, 1989	Amending Section 2-B, "CF" Community Facilities District providing development regulations.
10335	June 27, 1989	Adding Group Homes I to Section 5, "C-R" Multifamily; add Group Homes II to Section 6, "C" Multifamily; add Halfway Houses to Section 9A, "F-R" Restricted Commercial; define Group Homes I, Group Homes II and Halfway Houses; amend Section 20, Board of Adjustment, by adding Group Homes I, Group Homes II and Halfway Houses.
10340	July 11, 1989	Amending Section 18, Modifications to District Regulations regarding bufferyards and restrictions thereon; screening, irrigation, landscaping, point system, permit requirements.
10362	August 15, 1989	Amending Section 2G, Historical and Cultural Subdistrict.
10444	November 14, 1989	Changing name of Historic and Cultural Subdistrict to the Historic and Cultural Landmark Subdistrict and name of Historic and Cultural Advisory Board to Historic and Cultural Landmark Commission.
10445	November 14, 1989	Adding Paragraph D to Section 16, Accessory Uses;

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		prohibiting accessory structures in front yards.
10446	November 14, 1989	Permitting Parole Offices only in "FR" Restricted Commercial District or less restricted zoning districts.
10447	November 14, 1989	Adding Community Home II for not more than 8 disabled persons in all residential zones and registration of Community Homes, Group Homes and Halfway Houses.
10567	April 10, 1990	Increasing fine from \$1,000 to \$2,000.
10658	August 14, 1990	Restricting location of new bars in the "F" and "G" Commercial Districts.
10727	September 13, 1990	Adding location restrictions for existing bars in the "F" and "G" Commercial Districts.
10750	December 12, 1990	Adding Paragraph K to Section 17, Legal Nonconforming Uses, approving carports added to the front of single-family residences.
10761	January 3, 1990	Correction to Ordinance No. 10750.
10788	February 21, 1991	Providing definition of "Adult Entertainment Cabarets" and regulating location of Adult Entertainment Cabarets.
10842	May 17, 1991	Providing for required site plan review by the Zoning Commission.
10876	July 31, 1991	Providing for appointment of four alternate members to Board of Adjustment and for election of officers at November meeting each year.
10937	October 15, 1991	Providing for definition of "Reclamation" and amending Section 20.C.2 regulating Quarries, Mines, Dredging Operations, Sand and Gravel Pits and Excavation Operations.
10954	November 12, 1991	Amending Section 18.D providing temporary relief from requirements for vacant nonresidential property.
10973	December 10, 1991	Amending Sections 17 and 18 providing exception to bufferyard requirements for buildings destroyed by fire, etc.
11015	February 11, 1992	Amending "Waiver" authority of Board of Adjustment for Sand and Gravel Mining Special Exceptions as adopted under Ordinance No. 10937.
11016	February 11, 1992	Providing definition for "Projected Front Yard" and adding projected front yard to requirements of §§16.C.1 and 3.d.4h).
11072	April 14, 1992	Adding "Hospice" as a Permitted Use in "CF", "C" and "E-R"; amending §19, Subsection B.2 to include Hospices.
11073	April 14, 1992	Amending §2-B by removing Items A, B and C from "2. Special Exception Uses" and placing them in "1. Principal Uses".
11130	July 14, 1992	Amending §20 C.13. to permit Day Care Facilities in "A-R", "R-1", "R-2" and "D" Districts as a Special Exception.
11187	October 13, 1992	Providing that height and area regulations apply to both buildings and structures in: 2C, "H"; 2D, "IP"; 3, "A"; 3A, "A-R"; 4, "B"; 4A, "R-1"; 4B, "R-2"; 5, "C-R"; 6, "C"; 7, "D"; 7A, "D-HR1"; 7B, "D-HR2"; 8, "E-R"; 8B, "O-M"; 9, "E"; 9A, "F-R"; 10, "F"; 11, "G"; 12, "H"; 13, "I"; 14, "J"; and 15, "K".
11188	October 13, 1992	Amending Section 9, "E" Commercial, by adding recording studios as a permitted use with certain restrictions.
11256	February 2, 1993	Amending Section 17-B, On-Premises Signs, to regulate the

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		location of portable signs.
11281	March 23, 1993	Correction to Ordinance No. 11187.
11293	April 13, 1993	Amending Section 2-G providing definitions, appointing a preservation officer and designation of an "HC" Historic and Cultural Overlay District.
11425	October 12, 1993	Amending Section 9, "E" Commercial District; Section 9A, "FR" Commercial District; Section 10, "F" Commercial District; Section 11, "G" Commercial District and Section 12, "H" Business District, to permit outside storage and display of merchandise.
11474	December 21, 1993	Amending Section 18A, "Sexually Oriented Business"; providing a statement of purpose and intent, prohibited locations of sexually oriented business, for existing non-conforming uses.
11475	December 21, 1993	Amending Section 18B "Adult Entertainment Cabarets," providing a statement of purpose and intent, prohibited locations of adult entertainment cabarets, that the regulations of Section 18A and 18C are also applicable to adult entertainment cabarets.
11476	December 21, 1993	Creating a new Section 18C "Specialized Certificates of Occupancy for all Sexually Oriented Business, providing for the requirements of Specialized Certificates of Occupancy for all sexually oriented businesses.
11478	December 21, 1993	Amending Section 1 "Definitions" to include definitions of "Bed and Breakfast Home", and "Bed and Breakfast Inn", Amending Section 19 "Off-Street Parking and Loading Regulations", amending Section 20, "Board of Adjustment" to allow "Bed and Breakfast Home" and "Bed and Breakfast Inn" as a Special Exception in: 4, "B"; 5, "CR"; 6, "C"; 7, "D"; 7A, "D-HR1"; 7B, "D-HR2"; 8, "E-R"; 9, "E"; 9A, "F-R"; 10, "F"; 11, "G"; 1;2, "H"; 13, "I"; 14, "J"; and 15, "K".
11707	October 11, 1994	Amending Subsection A.18 to Section 18, "Modifications to District Regulations," to establish criteria for minimum front, side or rear yard setbacks in districts zoned "F-R" through "K" when they abut and are across the street from a residentially zoned district.
11734	November 15, 1994	Repealing Subsection 20.c.39 of Section 20, "Board of Adjustment", concerning, Special Exceptions for Group Home I and II.
11769	December 13, 1994	Amending Section 1 to add a definition of "Commercial Print Center"; amending Section 9 to Permit Commercial Print Centers in "E" Commercial Districts; and amending Section 9A to delete the maximum floor area for small job printing shops.
11843	February 14, 1995	Amending Section 1 to change the definitions of "Corner Lot", "Through Lot" and "Front Yard" and to add definitions of "One and Two Family Zoning" and "Residential Zoning".
11844	February 14, 1995	Amending Section 15, "K" "Heavy Industrial, District", by repealing Section 15.A and adding a new Section 15.A; amending Section 2-H, "P-D" Planned Development to add specific uses permitted in this District only ; amending Section

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		20, "Board of Adjustment", by deleting certain special exception uses.
11970	May 23, 1995	Amending Section 2-G, "HC" Historic and Cultural Landmark Overlay District; to provide procedures and criteria for the designation of historic structures, restrictions on alteration and demolition of designated structures, requirements for certificates of appropriateness and tax incentives.
12036	July 11, 1995	Amending Section 3, "A" One-Family District", by amending Section 3.C.
12087	August 15, 1995	Amending Section 2-H, "P-D" Planned Development District", by repealing sub-section 2-H.I(7) and adding a new Subsection 2-H.I(7) to add requirement for Landfill, recycling and other materials recovery and processing facilities; amending Section 9, "'E' Commercial District", to allow outside storage of certain containers for recycling; amending Section 20, "Board of Adjustment," by allowing a Special Exception for small collection facilities for recycling cans, glass and other material.
12088	August 15, 1995	Amending Section 17A, "Off-Premises Signs," by amending Section 17A(H) (1)-(5) concerning the creation and duties of the Scenic Preservation Commission; adding a new Section 17A(H) (6) concerning the designation of areas of the city as scenic, cultural, architectural or historic areas wherein the location, erection and maintenance of off-premises signs are prohibited.
12169	September 12, 1995	Amending Section 25, "Changes and Amendments," Subsection B(3)(A) to require that written notice of all public hearings before the Zoning Commission be sent to owners of real property within 300 feet of the property proposed to be rezoned.
12125	September 5, 1995	Repealing Section 18.E, "Location Regulations Applicable to Bars in 'F' and 'G' Commercial Districts," and Section 20.C.41 concerning special exceptions for bars made nonconforming by such location requirements.
12261	November 14, 1995	Amending Section 18 to allow public utility towers, distribution lines and supporting structures in all zoning districts; to allow communication antennas to be mounted on public utility towers; and to provide that distance and height requirements do not apply to public utility towers, distribution lines and communication antennas constructed on public utility towers; amending Section 20, "Board of Adjustment", to allow the construction of communication towers on public utility towers; amending 2-B, "CF" Community Facilities District", and Section 13, "I" Light Industrial District", to permit radio, television, microwave broadcast, relay and receiving towers, and transmission and retransmission facilities.
12347	January 2, 1996	Amending Section 1, "Definitions" to add definitions of "Shooting Gallery" and "Shooting Range".
12348	January 20, 1996	Amending Section 2-H. "'PD" Planned Development," Subsection D (3) to require that written notice of public hearings before the Zoning Commission on site plan approval

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		be sent to owners of real property within 300 feet.
12525	May 24, 1996	Amending Section 1, "Definitions," Section 2-B, "CF" Community Facilities District," Section 8, "E-R" Restricted Commercial District" and Section 20, "Board of Adjustment" to amend the definition of "Day Care Center" and to establish hours of operation for day care centers operated in residential districts with a special exception.
12526	May 24, 1996	Amending Section 4A, "R-1 Residential District", and Section 4B, "R-2" Residential District" to revise setback and platting requirements for zero lot line and cluster home developments, and to require submission of development plans for small lot and zero lot line developments and for townhouse and cluster home developments.
12541	June 4, 1996	Amending Section 1, "Definitions," and Section 13, "I" "Light Industrial" to amend the definition of "Kennel" to exclude residential premises at which the occupant keeps his own animals and to establish distance requirements for dog kennels from habitations on another person's property.
12610	July 30, 1996	Amending Section 2-H, "'PD' Planned Development District", by adding a new Subsection 2-H.1.20 to provide that Halfway Houses are permitted only in "PD" Planned Development Districts and to enact requirements for establishment and expansion of Halfway Houses; Amending Section 1, "Definitions" by amending the definition of "halfway House"; repealing Section 9A, "FR" Restricted Commercial District, Subsection 9A.A.30, permitting Halfway Houses if located more than 500 feet from certain residential districts' repealing Section 20, "Board of Adjustment", Subsection C.43permitting Halfway Houses in "CR", "C" and "D" Districts with a Special Exception.
12628	August 17, 1996	Amending Sections 1, 2-H, 8, 8A, 8B, 16, 16A, 17, 18 and 19 concerning zoning and design of multifamily dwellings; prohibiting multifamily dwellings in commercial districts; providing design regulations for multifamily dwellings, including number of units permitted per acre, building height and separation setback, parking and open space, and providing for expiration of Unified Residential Development Site Plans.
12665	September 14, 1996	Amending Ordinance No. 12628 concerning multifamily dwellings by providing for "PD" Planned Development zoning for mixed residential and nonresidential uses and for multifamily uses in or adjacent to defined employment areas.
12768	November 12, 1996	Amending Section 2-G, "Historically, Culturally, Architecturally and Archeologically Significant Properties," Section 2.C.3 to provide that a structure designated "Highly Significant Endangered" is entitled to the maximum 15 year term for tax incentive if rehabilitation of structure is completed within two years after designation.
12812	December 25, 1996	Amending Section 1, "Definitions," and Section 17B, "On-Premises Signs" to amend the definition of "Accessory Use," add a definition of "Premises" and provide for execution of a

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		unified sign agreement whereby lots that are adjoining or separated only by right-of-way will be considered as a single premises for application of on-premises sign regulations.
13038	June 17, 1997	Amending Section 19, "Off-Street Parking and Loading Regulations," to update reference to building code.
13092	July 22, 1997	Amending Section 1, "Definitions," relating to signage, repealed Sections 17A and 17B concerning off-premises signs and on-premises signs, respectively, and enacted new Section 17A concerning regulation of on-premises and off-premises signs.
13286	February 2, 1998	Amending several sections of 3011 to make them consistent with Ordinance 13092.
13419	April 14, 1998	Amending Section 19 to provide references for accessible parking spaces.
13404	October 1, 1998	Enacted Section 18E, "Landscape Requirements".
13657	December 5, 1998	Amending Section 17A, "Signs," concerning permitted alteration of Nonconforming Signs.
13896	August 23, 1999	Recodification of Zoning Ordinance.
13931	September 7, 1999	Amending Section 4.904 "Central Business District" boundary & Section 6.301 "Landscaping" in CBD.
14255	July 14, 2000	Amending Section 6.402 "Exempt Signs" to repeal pre-election time limit; real estate & construction sign removal after 30 days and up to four noncommercial signs totaling 16 square feet.
14331	September 5, 2000	"Big Box" Retail Stores over 50,000 square feet.
14337	September 12, 2000	Establishing 4 new one family residential zoning districts with minimum lot sizes of 7,500 square feet, 10,000 square feet, on-half acre, and one acre, establishing lot width, lot coverage, setback and height requirements; establishing other development standards; renaming "A" one family to reflect "A-43", "A-21", "A-10", "A-7.5", and "A-5" one family, and amending definition of one and two family districts.
14436	December 19, 2000	Allowing Planned Developments for residential dwellings, either exclusively or in conjunction with commercial, light industrial and/or institutional uses; provided that Planned Developments located in Mixed-Use Growth Centers are eligible to have more than 24 multifamily units per acre; Repealing provisions in Sections 4.305(B) concerning mixed use planned developments and multifamily planned developments in employment centers; Amending Section 4.300 to reflect that planned developments are allowed for residential, commercial, light industrial and/or institutional uses; Amending Section 4.301 to add additional site plan requirements; deleting Exhibit B.1, Employment Center Multifamily Area 1", and B.2, "Employment Center Multifamily Area 2.
14437	February 17, 2000	Board of Adjustment membership increase.
14517	February 13, 2001	On-Premise Signs.
14556	April 3, 2001	Creation of Mixed Use "MU-1" Low Intensity Mixed-Use and

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		"MU-2" high Intensity Mixed-Use.
14557	March 20, 2001	On-Premise Signs.
14624	May 30, 2001	Amend Section 4.803 "Nonresidential District Use Table"; Repeal Corresponding Sections 5.105 "Bakery" and 5.119 "Laundry or Dry Cleaner" Amend Section 5.128 "Recording Studio" to delete Supplemental Use Standards relating to Gross floor area for bakeries, laundries, dry cleaning, washateria, and recording studios in commercial districts; Amend Section 4.803 "Non Residential Use Table" to permit One Household Dwelling Unit when part of a Business in "FR" through "K" districts; Amend Section 5.403 "Model Home" to allow Model Homes in a Residential District for a time limit of three years; Amend Section 5.304A to allow six foot wrought iron type fence in the front yard of multifamily developments, Amend the tables and table commentaries in Sections 4.705C(2), 4.706C(2) and 4.707C(2) to allow 32 feet as the minimum height from slab to top plate and to allow six foot wrought iron type fence in the front yard of all multifamily developments; Amend Section 6.506D(3)b, Unified Residential Development to require a structure adjacent to a one or two-family district to be set back three feet for every one foot o building height as measured from the slab to the top of the sill plate or set back two feet for each one foot in overall building height when measured from lowest finish grade; Amend Section 5.132A, "Store, Large Retail", to clarify the percentage of display, outdoor sales and storage areas for Large Retail Stores.
14663	June 12, 2001	Ordinance violation penalties.
14713	July 26, 2001	Fences.
14780	September 18, 2001	Adding "MU-2" Definition and deleted SOB From "MU-2" Use Table.
14872	November 27, 2001	Amending Chapter 9 to add Vendors, Temporary Vendors, and Transient Vendors. Amending Section 5.406 to establish regulations concerning temporary vendors. Amending Section 4.603 to add Vendor, Transient as a use by right under Temporary Uses starting with the A-43 District; amending Section 4.603 to add Mobile Vendors under the Temporary Uses.
14893	December 11, 2001	Amending the Nonresidential District Use Table to allow Colleges and Universities in the "FR", "F" and "G" Commercial Districts, "H" Central Business District, "MU-2" High Intensity Mixed-Use District and "I", "J" and "K" Industrial Districts.
14894	December 11, 2001	Amending Chapter 4, District Regulations to add Section 2.104 establishing a Downtown Design Review Board and adding Section 4.1200, Urban Design District-Downtown.
14911	December 18, 2001	Amending Section 5.104, Automotive Repair; Paint and Body Shop and Section 5.304, Fences. Amending Section 4.803, the Nonresidential District Use Table to require the application of Supplemental Standards for "Automotive Repair; Paint and Body Shop" under "Vehicle Sales and Service" for the column headings "MU-2", "I", "J", and "K" Districts.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
14985	February 19, 2002	Amending Subsection A of Section 4.503, Procedure for Designation of Property and Subsection A, Application for Removal of Designation of Section 4.504 Procedure and Criteria for Removal of Designation.
14986	February 19, 2002	Amending Section 2.104 to provide for three alternate members on the Downtown Design Review Board.
14987	February 19, 2002	Amending Section 4.905(C) to extend the western boundary of the area eligible for "Central Business ('H') District and amending Section 6.301 (G) to provide that construction or expansion of structures in the "H" Central Business District is exempt from landscape requirements.
15033	March 29, 2002	Amend Section 4.803 to Reflect gas drilling and production being permitted in all districts and to Amend 4.305 Uses to reflect oil drilling and production allowed in the PD district only.
15112	May 21, 2002	Amending the Residential Use Table to add Low Intensity Mixed Use ("MU-1") and High Intensity Mixed-Use ("MU-2") Districts; amending the Residential and Nonresidential Use Tables to add Permitted Uses for the Low Intensity Mixed-Use ("MU-1") and High Intensity Mixed-Use ("MU-2") Districts.
15139	June 18, 2002	Amending Section 4.506 of Subsection E, Tax Incentives for Historic and Cultural Landmarks to add a caption for paragraph number one entitled "Application submitted after the commencement of any work" and to add a second paragraph entitled "Application submitted after the commencement of work for which a Certificate of Appropriateness is not required". Amending Paragraphs F2 and G to delete the language "Prior to the commencement of any work".
15140	June 18, 2002	Amending Subsections A & B of Section 4.505 to require recommendation of the Zoning Commission and approval of City Council for all design guidelines; amending Section 4.505 to require any modifications of the guidelines to be approved by the City Council.
15166	July 30, 2002	Amending Sections 5.104, "Automotive Repair; Paint and Body Shop" and Section 5.304, "Fences" and to amend Chapter 9, "Definitions."
15284	October 8, 2002	Amending Section 2.102, "Scenic Preservation Commission" to provide review of "Stealth Communication Towers."
15249	October 18, 2002	Amending Chapter 9, "Definitions" and Section 5.406 to rename the title with "Mobile Vendors" and to establish regulations concerning mobile vendors and amend the exemption provision to provide for events, activities and festivals lasting no longer than fourteen days.
15283	October 18, 2002	Amending Section 5.135 to permit antennas in all districts up to 12 feet above the structure; amending Section 5.136, "Telecommunications Tower" and to amend Section 9.101, "Defined Terms" to add definitions relating to telecommunication towers and stealth telecommunication towers; amend Section 4.603, the Residential District Use Table and amend Section 4.803, the Non-Residential District Use Table.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
15285	October 18, 2002	Amending the property development standards of the Low Intensity Mixed Use ("MU-1") and High Intensity Mixed Use ("MU-2") Districts to apply to townhouses and other one and two-family development in MU-1 and MU-2 Districts; amending the off-street parking requirements for townhouses in "MU-1" and "MU-2" Districts.
15286	October 18, 2002	Amending Chapter 5, "Supplemental Use Standards" to add regulations for Boarding Houses; amending Sections 4.603 "Residential District Use Table" and 4.803 "Nonresidential District Use Table" to reflect when boarding houses are permitted.
15331	November 21, 2002	Establishing a new one-family residential zoning district with minimum lot size of 108,900 square feet (2.5 Acres); renumbering Sections 4.700 through 4.710 of Article 7, "Residential Districts".
15405	January 30, 2003	Adding a definition for a "Shelter"; amending the "Residential District Use Table" and "Nonresidential District Use Table" to add "Shelter" as a permitted use in "PD" Planned Development District; amending the Use Index to add "Shelter".
15406	January 30, 2003	Amending Chapter 9, "Definitions" to amend the definitions of "Accessory Buildings" and "Garage, Private" and to add a definition for "Carport/Porte Cochere", to amend Section 5.301, "Supplemental Use Standards" and to renumber Sections 5.301 through 5.305.
15622	July 21, 2003	Amending Section 4.803, the "Nonresidential District Use Table", to reflect that hotels, motels and inns are permitted in the "MU-2" High Intensity Mixed-Use and "H" Central Business Districts within 1,000 feet of a residential district; amending Section 5.116, "Hotels, Motels and Inns within 1,000 feet of a "MU-2" High Intensity Mixed-Use District".
15816	January 14, 2004	Amending Chapter 4, "District Regulations" and Chapter 6, "Development Standards" to exempt the Central Business "H" District from the rear, side and front yard setbacks, by amending Chapter 4, "District Regulations" so that the purpose and intent statement accurately reflects allowable uses.
15824	January 21, 2004	Amending Zoning Ordinance No. 13896, as amended, codified as Appendix "A" to amend Section 3.400, of Article 4 "Variances" that this ordinance shall be cumulative of all ordinances.
15825	January 21, 2004	Amending Section 5.403 to allow Model Homes and Sales Trailers by right within 300 feet of an arterial or wider street and to require bufferyard, screening, and irrigation; amend Section 5.405 to allow one sales and one construction trailer, eliminate the 300 foot requirement for sales trailers and require bufferyard, screening and landscaping.
15826	January 21, 2004	Amending Section 6.101 "Yards" to delete Setback Averaging, establish new front yard setbacks and to add a new subsection to address rear frontage setbacks of through lots; amend rear yard standards for rear frontage lots on arterial or wider streets.

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
15827	January 21, 2004	Amending Section 6.202 to require a six foot fence and amend Section 5.304 to require a bufferyard for auxiliary parking next to a residential district.
15828	January 21, 2004	Amending Section 6.300 to create an exception to the bufferyard, screening fence and irrigation requirements for temporary buildings, additions less than 3,000 square feet, and utility facilities and in all districts except industrial districts, to provide an exception from the fencing and irrigation requirements when there is a thirty foot grass bufferyard.
15829	January 21, 2004	Amending Article 9 "Commercial Districts", Section 4.906 "Central Business ("H") District" of Chapter 4, "District Regulations" to expand the Central Business District and to replace Exhibit B.15 to correspond with the new boundaries.
15830	January 21, 2004	Amending Chapter 9, "Definitions" to amend the definitions for Habitable and Non-Habitable Accessory Buildings and to add a new definition for "Porte-Cochere"; to amend Section 5.301 of Chapter 5, Article 3, "Supplemental Use Standards" to add regulations for habitable and non-habitable accessory buildings on residential lots; to amend Chapter 4, Article 7, "Residential Districts" to allow additional garages and porte-cocheres under certain circumstances; to amend Chapter 4, Article 7 "Residential District Use Table" and Chapter 4, Article 8 "Nonresidential District Use Table" to delete the reference to the supplemental use standards in Chapter 5, Article 3 requiring a special exception for accessory buildings with HVAC floor space, second floors and pool houses.
15831	January 21, 2004	Amending Chapter 5, "Supplemental Use Standards" to add regulations for Industrialized Housing; to add Section 5.117A to Chapter 5, "Supplemental Use Standards" to amend Section 4.603, the Residential District Use Table to add "Industrialized Housing" as a use under "Residential Uses" and to add a reference in the supplemental standards column.
15832	January 21, 2004	Amending Section 2.104 "Downtown Design Review Board: to increase the membership of the Board to five members; to amend Section 4.1200 to allow applications for building permits to run concurrently with an application for a Certificate of Appropriateness; to require a Certificate of Appropriateness for the renovation, remodeling, or other alterations for all floors of an existing structure, the walkway areas and landscaping.
15839	January 23, 2004	Amending the Nonresidential and Residential Use Tables in Chapter 4, "District Regulations: to permit one-family attached (townhouse, rowhouse) in the Central Business ("H") District; by amending Section 4.906 of Chapter 4, "District Regulations" to exempt the property development standards of "H" Central Business District for one-family attached (townhouse, rowhouse) from restrictions to residential density; to require a 20 foot private common access easement; and to amend Section 9.101 of Chapter 9 to add a definition for "Private Common Access Easement"
15847	January 30, 2004	Amending Section 6.506 to require landscaping to be shown on Unified Residential Development Site Plans

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
15848	January 30, 2004	Amending Section 4.603 to allow Private Parks and Neighborhood Recreation Centers in all residential districts; amending Section 9.01 to add a definition of "Neighborhood Recreation Center"
15849	January 30, 2004	Amending Section 4.803 to delete Coke Ovens, Enameling and Salt or Potash Works as permitted uses in the Nonresidential District Use Table
15850	January 30, 2004	Amending Section 6.301 to allow trees in the parkway to be credited toward required landscape areas.
15851	January 30, 2004	Amending Section 4.301 to delete requirement that Planned Development Site Plans show land area of adjacent sites
15872	February 17, 2004	Amending Chapter 4, Article 7, "Residential Districts", to amend the Property Development Standards for one-family and two-family residential districts to allow reconstruction of existing accessory buildings in side and rear setbacks
15873	February 17, 2004	Amending Chapter 4, "Conservation (CD)" Overlay District to add additional standards for the creation of a Conservation Overlay District
15911	March 26, 2004	Amending Section 4.705 to require two parking spaces behind the front building line for one-family dwellings in the "A-5" One-Family District; amending Section 6.201 to revise parking requirements for multifamily dwellings, places of worship, schools, commercial businesses, offices, restaurants, walkup business, theaters and places for public assembly
15912	March 18, 2004	Amending Section 5.406.C.15 to allow three mobile vending units at large grocery stores with Special Exception approval by the Board of Adjustment
15924	March 30, 2004	Amending Section 6.202 concerning Parking Lot Design Standards
15925	March 30, 2004	Amending Section 4.708 to allow zero lot line and cluster housing in "C" and "D" Multifamily Districts at the same density as apartments; amending Section 4.709 to allow townhouses and rowhouses in "C" and "D" Multifamily Districts at the same density as apartments
15926	March 30, 2004	Amending Section 6.101 "Yards" to add setback requirements for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R") Districts locate across from one-family, two-family and multifamily districts; amending the tables in Subsection C "Property Development Standards: of Sections 4.708 and 4.709 to add a reference to Section 6.101 for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R2") Districts; to amend Chapter 4, Article 6, "Residential Use Table" to add a reference to Section 6.101 for Zero Lot Line/Cluster ("R1") and Townhouse/Cluster ("R2") Districts
15927	March 30, 2004	Amending Section 5.301 of Chapter 5, Article 3, "Supplemental Use Standards" to add regulations for carports and porte-cocheres located in the rear and side yards of one-family and two-family residential dwellings in certain one-family residential districts and to allow carports and porte-cocheres in the minimum required front yard, platted front yard

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		or projected front yard of one-family and two-family residential dwellings by special exception; to amend the table commentary in Subsection C "Property Development Standards" for all residential districts; to amend Section 5.300B to delete the reference to carports; to amend Chapter 4, Article 7 "Residential District Use Table" to add references to side, rear and front yard carports and porte-cocheres under the heading "Accessory Uses", to reference the Supplemental Standards in Chapter 5, Article 3, and to indicate when a Special Exception is required
15956	April 23, 2004	Amending Section 4.708 to add Development Standards for Detached One-Family Dwellings on 3,300 square foot lots in the "R1" District
15978	May 19, 2004	Amending Section 5.305 "Fences" of Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to prohibit solid fences and walls in the minimum required front yard, platted front yard, or projected front yard except by Special Exception by the Board of Adjustment, to allow open design five-foot fences in the front yard by Special Exception by the Board of Adjustment; to allow eight-foot fences surrounding utility facilities in the minimum required front yard; to amend the table commentary in Subsection C "Property Development Standards" for one-family and two-family residential dwellings; to amend the table commentary for multifamily districts to clarify the maximum permitted fence height in the front yards of residential dwellings
16000	July 16, 2004	Amending Subsection E "Nonconforming One-Family Carport" of Chapter 7.107 "Specific Nonconforming Uses" of Chapter 7, "Nonconformities" by amending Section 7.107E to provide for, under certain circumstances, the continued use of side and rear carports constructed prior to January 18, 2003
16039	July 22, 2004	Amending Section 2.102 "Scenic Preservation and Design Review Commission" of Chapter 2, "Review Bodies", to delete the two ad-hoc members and expand the powers of the Scenic Preservation and Design Review Commission.
16085	August 23, 2004	Amending Section 4.1106 "Industrial Park ("IP") District to delete the requirement that the Plan Commission approve a site plan and a subdivision plat recorded in the deed records before a permit is issued for the construction or use of the property in the "IP" District
16086	August 23, 2004	Correcting the Section 6.201 "Off-Street Parking Requirements" table for the category "Restaurant and Cafeteria" to be 1 space per 100 square feet
16117	October 8, 2004	Amending Sections 2.104 & 4.1200 Downtown Urban design standards (Lancaster Corridor Zone)
16118	September 21, 2004	Amending section (23-18) of the City Code "Sexually Oriented Business"
16119	September 21, 2004	Amending section 4.803 to allow health clubs in "FR"
16183	October 28, 2004	Amending Chapter 5 Supplemental Use Standards to add regulations for Home Occupations to add Section 5.116A to Chapter 5; to Amend Section 4.603 Residential District Use

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		Table to add a reference to Home Occupations in the Supplemental Standards Column
16184	October 28, 2004	Amending section 6.300, landscaping & buffers for airports
16196	November 10, 2004	Amending Sections 4.1200D & Section 6.402 Amending Urban Design standard exempt signs
16244	December 30, 2004	Amend Section 4 of Ordinance 16118 Transfer of ownership for Sexually Oriented Business
16270	February 2, 2005	Amending section 6.301 Protected Tree Ordinance
16330	March 21, 2005	Amending Sections 4.902; 4.1001; MU-1 & MU-2 mixed use and 5.305; fences; 6.100; Add stairwells & 9.101-Definitions-Campus Development
16393	April 28, 2005	Amending 6.101 Front yard setbacks
16476	June 22, 2005	Amend Section 4.502 & 4.506 "Tax Incentive" Historic Preservation Overlay
16520/16521	July 28, 2005	Adding a New Section to Article 10 "Industrial Districts" of Chapter 4 to provide a new category, and development, and land use standards for Low and High Intensity Greenfield Mixed-Use Districts, (MU-1G & MU-2G). Amending Section 4.603 & 4.803 Residential and Non-Residential Use tables to include Greenfield Mixed-Use (MU-1G & MU-2G). Renumbering Sections 4.903 through 4.907 and 4.1002, 4.1003 by adding 4.1004 respectively. Amending Section 5.305 "Fences" of Article 3, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to include MU-1G and MU-2G, by Amending Section 6.300 "Area Requirements" to include MU-1G and MU-2G in the table; and by Amending Section 6.404D "Detached Signs in Commercial and Industrial Districts" to subject Detached Signs in Mixed-Use Districts to additional regulations.
16544	August 29, 2005	Amending Article 12 "Urban Design Districts", of Chapter 4, "District Regulations" to Amend Section 4.1200B "Boundaries of Urban Design District Downtown" to increase the boundaries of the Urban Design District to include Forest Park Boulevard and the Clear Fork of the Trinity River to the West, to an alignment with Gounah and Pharr Streets to the North; to the right-of-way line of the T & P Railroad Tract on the East, and South generally along the T & P Railroad Tract to and following Interstate Highway 30; to Amend the Urban Design Standards to address Building Setbacks, Pole Signs along Interstate 30 and 35, and to add the Sunset Terrace Residential Neighborhood as a Special View Area; to Amend Section 4.1200, "Downtown Urban Design Standards Adopted" to Establish Design Standards for the increased District Boundary included in the Downtown Urban Design District.
16651	October 21, 2005	Amending Subsection F, "Through Lots" of Section 6.101, "Yards" to allow an 8 foot fence in the rear yard of an approved through lot
16816	February 24, 2006	Amending Section 4.1200 of Subsection 1, "Appeal" to add paragraph 2 to provide that an appeal from the Downtown

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		Design Review Board shall be heard by the appeals board and to provide for the record for the appeal and consideration of the appeal by the Appeals Board and to provide that a hearing before the Appeals Board exhausts the Administrative remedies of the property owner/appellant
16817	February 24, 2006	Amending Section 4.510 of Subsection A "Appeal; Penalties" to provide that an appeal from the Historic and Cultural Landmarks Commission shall be heard by the Appeals Board and to amend Paragraph A.2. to provide for the record for the record the appeal and consideration of the appeal by the Appeals Board and to add paragraph A.3. To provide that a hearing before the Appeals Board exhausts the administrative remedies of the property owner
16924	May 8, 2006	Amending Sections 4.704 one family ("A-7.5") & 4.705 ("A-5") to add minimum front yard setbacks for limited local streets. Reduced side and rear yard setbacks for detached garages. Decreased setback for an open porch or patio.
16925	May 11, 2006	Amending Article 5 "Residential Design Standards" of Chapter 6 "Development Standards" to add a new section for single family residential design standards
16926	May 8, 2006	Amending Section 5.403, "Model Home" of Article 4, "Temporary Uses" of Chapter 5, "Supplemental Uses" to permit 5 model homes per builder; to Amend Article 5 "Residential Design Standards" of Chapter 6 "Development Standards" to add a new section for entry features; to Amend Article 6 "Residential District Use Table" of Chapter 4 "District Regulations" to add a new category under accessory uses for permitted entry features
16947	May 22, 2006	Amending Section 2.101 "Board of Adjustment" of Chapter 2, "Review Bodies", Article 1, to create 2 panels for the Board of Adjustment consisting of 9 members each
16948	May 22, 2006	Amending Sections 3.504 and 3.503 of Chapter 3, "Review Procedures" to delete requirement to file an written appeal and to amend the City Council hearing process on a recommendation of denial by the Zoning Commission on a request to amend a zoning boundary
16995	June 19, 2006	Amending Section 5.139 "Utility Transmission Tower or Distribution Line" of Chapter 5, Article 1, "Supplemental Use Standards" to add regulations for Natural Gas Compressor Stations; to Amend Section 4.803, the "Nonresidential District Use Table", under "Public and Civic Uses, Utilities", to include natural gas compressor stations under the heading "Electric Power Substations" and to add references to the supplemental standards
17024	June 26, 2006	Amending Section 6.201 "Off-Street Parking Requirements" of Article 2, "Off-Street Parking and Loading" of Chapter 6, "Development Standards" to establish minimum parking requirements for uses in or within two hundred fifty feet of One or Two Family zoned property
17025	June 26, 2006	Amending Article 3 "Accessory Uses" of Chapter 5 "Supplemental Use Standards" to add a new subsection to

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		Section 5.305 "Fences" to require masonry fences along arterial streets
17093	August 21, 2006	Amending Section 4.803 "Nonresidential District Use Table" of Chapter 4 "District Regulations" to reclassify where certain uses are allowed; Health Care Facilities, Recreation, Religious, Utilities, Lodging, Retail Sales & Service, Vehicle Sales & Service, Light & Heavy Industrial, and Accessory Uses and Amend Article 1, "Standards for Selected Uses" of Chapter 5, "Supplemental Use Standards" to add standards for Non-Accessory Outside Storage, Mini-Warehouses; and amend Chapter 9 "Definitions" to add definitions for Massage Parlor/Bath, Massage Therapy/Spa, Outdoor Storage and Transmission Towers
17228	January 30, 2007	Amending subsection K "Preservation of Trees"
17243	October 26, 2006	Amending 3.406 "Limitation on Reapplication" of Article 4, "Variances" of Chapter 3, "Review Procedures"
17244	October 26, 2006	Amending Chapter 8, "Enforcement" to add additional enforcement, penalty and remedies language from the Texas Local Government Code
17276	November 22, 2006	Amending Chapter 9, "Definitions" to add or amend definitions for "Cooking Equipment", "Dwelling Unit", "Dwelling Unit, Accessory", "Kitchen", "Roomer, Boarder or Lodger", and "Temporary Guest"
17288	February 28, 2007	Amending subsections A and B of section 2.104 "Downtown Design Review Board" to increase membership from five to seven members with one alternate member on the Downtown Design Review Board and identify by place numbers; Amend Subsection C of 2.104 to increase the quorum to five; Amend Subsection E. Of 2.104 to expand the powers and duties of the board to include enforcement of the Development Standards and Guidelines for the Trinity Uptown District; Amend Subsection F. Of 2.104 to increase the number of affirmative votes required for approval
17290	November 14, 2006	Amending Section 4.503 to clarify procedures for "Designation of Historically Significant Properties and Section 4.507 regarding "Certificates of Appropriateness" relative to provision of notice
17273	December 1, 2006	Amending Article 9 "Commercial Districts" of Chapter 4, "District Regulations" to add a new Section 4.908 Trinity Uptown "TU" District and to add seven separate core zones within the district to control building heights and land uses
17274	December 1, 2006	Amending Chapter 4, "District Regulations", to add section 4.1201 "Trinity Uptown District to require a Certificate of Appropriateness for new construction and certain renovations in the Trinity Uptown District
17277	December 1, 2006	Amending Section 4.1200 to establish the Planning Department as the reviewing agency for applications to the Downtown Design Review Board (DDRB) and to require the posting of a public notice sign on property requesting review from the DDRB

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
17288	February 28, 2007	Amending Subsections A and B of Section 2.104 "Downtown Design Review Board" to increase the membership from five to seven members with one alternate member on the Downtown Design Review Board and identify by place numbers; Amending Subsection C of 2.104 to increase the quorum to five. Amending Subsection E of 2.104 to expand the powers and duties of the Board to include enforcement of the development standards and guidelines for the Trinity Uptown District. Amending Subsection F of 2.104 to increase the number of affirmative votes required for approval
17290	November 14, 2006	Amending Sections 4.503 "Procedures for Designation of Property" and 4.507 "Certificate of Appropriateness" of Article 5 "Historic Preservation Overlay Districts ('HSE', 'HC', and 'DD')" to amend provisions providing for notice to property owners of public hearings
17366	January 18, 2007	Establishing Section 2.105 to Chapter 2, "Review Bodies", creating an Urban Forestry Board, membership appointment, terms, meetings, quorum, attendance and staffing
17367	January 18, 2007	Amending Subsection 6.301 "Landscaping" to relocate tree requirements to Subsection K
17513	April 26, 2007	Amending Section 6.507 of Chapter 6, "Development Standards" to add a new paragraph "D" to require front yard and street parkway trees for infill housing and to apply design standards to detached single family residential permits
17514	April 26, 2007	Amending Section 9.101, "Definitions" to amend the definition for lot coverage to include total area covered by the foundation of the main structure of attached and detached garages
17522	May 03, 2007	Repealing Chapter 25, "Planning" and reserve the Chapter for future use; Amending Chapter 2, "Administration" to move "The Department of Housing" from Chapter 25 to Article IV, Division 6, Create two new Articles, Article XI, "Planning and Development Department" and Article XII, "Fee Schedules"; move the language in Article 1, "General", Section 25.1, "Application Fees Charged by Zoning Board of Adjustment, Plan Commission and Zoning Commission" of Chapter 25, "Planning" to the new Article XII in Chapter 2; Replace all references to "Development Department" and "Planning Department" in the City Code with "Planning and Development Department" and "Development Director" and "Planning Director" to "planning and development director"
17647	July 10, 2007	Amending Chapter 5, "Historic Preservation Overlay Districts ('HSE', 'HC', 'DD') of Chapter 4 "District Regulations" to repeal the language in Sections 4.500 through 4.510 and replace with Sections 4.500 through 4.512 containing new language for regulating historic properties
17648	July 10, 2007	Amending Section 2.103A "Creation and Appointment" and Section 2.103B "Terms of Office" of Chapter 2 "Review Bodies", Article 1 "General", to add professional fields and clarify the terms of appointments for Commissioners
17647	August 2, 2007	Historic Preservation Overlay Districts to repeal the language contained in Sections 4.500 - 4.510 and replace with new and

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		revised language to be contained in Sections 4.500 - 4.512
17782	September 28, 2007	Amending Section 5.203 of Article 2, Chapter 5, "Sexually Oriented Businesses" to provide a time limit for the application to meet all the conditions required for the submission of a Specialized Certificate of Occupancy
17822	October 23, 2007	Amend section 7.106 "Non-Conforming Lots of record" of Chapter 7 "Non-Conformities" to allow construction of detached one family dwellings and associated accessory structures on certain non-conforming lots
17844	November 1, 2007	Amend Section 2.102 "Scenic Preservation and Design Review Commission" of Chapter 2, "Review Bodies" to change the name of the Commission to the Urban Design Commission and revise membership criteria
17872	November 19, 2007	Amend Article 4, "Signs" of Chapter 6, "Development Standards" to repeal the language in Sections 6.400 through 6.406 and replace with sections 6.400 through 6.415 containing revised new language for regulating signs
17871	November 20, 2007	Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to add a new section Section 4.909 "Near Southside" ("NS") District, and to add separate transect zones within the district to control Building Heights and Land Uses, Provide for Development Standards and Guidelines for New Construction and Certain Renovations, and Requiring a Certificate of Appropriateness for New Construction and Certain Renovations in the Near Southside District
17907	December 4, 2007	Amend Section 5.306 "Storage of Display in Commercial Districts, Outdoor" of Chapter 5, "Supplemental Uses", to Expand the Types of Items Allowed to be Displayed and/or Stored Outside the Main Building
18009	March 16, 2008	Amend Article Three, "Accessory Uses" of Chapter 5, "Supplemental Use Standards" to Add A New Section, Section 5.307, "Large Animals"; by Amending Section 4.603 "Residential District Use Table" of Chapter 4, "District Regulations" to allow Large Animals in "A" One Family & "B" Two Family Districts by Right or by Special Exception in Certain Circumstances; by Amending Section 4.803, "Non-Residential Use Table" of Chapter 4, "District Regulations" to Reference Section 5.307, Large Animals", by Amending Chapter 9, "Definitions" to Add Definitions for "Regulated Structures", "Pasture Land", and "Large Animals"
18078	May 17, 2008	Amend Section 6.404, Temporary On-Premise Signs requiring a permit to allow temporary subdivision signs for new Single and Two Family residential development
18104	May 23, 2008	Add new Section 7.108 of Chapter 7, "Non Conformities" to Add Regulations Related to Uses and Structures as a result of Eminent Domain or the Threat of Eminent Domain.
18105	May 28, 2008	Amending Section 4.907, Central Business ("H") District, to Omit the requirements related to projected Front Yards
18129	June 15, 2008	Amend Section 6.201, Off Street Parking Requirements, to increase parking required for Elementary and Junior High

ORDINANCE NO.	EFFECTIVE DATE	SUBJECT
		Schools and to reduce the parking required for High Schools
18130	June 15, 2008	Amending Section 5.202 of Article 2, Chapter 5, "Sexually Oriented Businesses" to add requirements for measuring the distance from a religious institution and a school when located within a structure with multiple spaces
18188	July 25, 2008	To Amend Various Sections of the Near Southside Development Standards and Guidelines as Provided by Section 4.909D, "Other Development Standards" of Chapter 4, "District Regulations" of Article 9, "Commercial Districts" to provide for Clarifications and Correct Inconsistencies; to provide for Administrative Approval of Hospital Signage; to provide that The Urban Design Commission may Grant Exceptions to Roadside Design Standards; to provide for Additional Requirements for Public Roadsides for Design, Applicability and Elements; to Amend the Regulations for Building Height and Architectural Standards; to provide Additional Regulations for "R" Zones; to Correct the Permitted Land Use Table
18208A/B	August 2, 2008 and August 21, 2008	Amend Subsection 6.200A "Applicability" of Article 2. "Off Street Parking and Loading" of Chapter 6 "Development Standards" to provide that the Regulations of Article 2 Apply to One and Two Family Districts. Apply to the required and non-required parking. Amend Section 6.202.E to include types of surfaces required in residential and non-residential districts; and to Amend Chapter 9 "Definitions" to add definitions for hard Surface (Parking), Porous Surface (Parking), and Driveway
18249	September 12, 2008	Amend Subsection A of Section 2.104, "Downtown Design Review Board" to revise the membership of the DDRB to include a downtown resident/owner. To Amend Subsection E to delete the enforcement of Trinity Uptown Development Standards and Guidelines. To Amend Subsection F to remove the reference to the Trinity Uptown Design Standards and Guidelines
18250	September 11, 2008	Amend Chapter 4, "District Regulations", Section 4.908, "Trinity Uptown "TU" District" and Section 4.1201, Trinity Uptown District" to replace all references to the Downtown Design Review Board with the Urban Design Commission to denote the transfer of enforcement authority
18389	December 12, 2008	Amend Section 4.900, "ER", "Neighborhood Commercial Restricted District", of Chapter 4, "District Regulations" to amend uses and development standards; and Amend Section 4.803, "Non-Residential District Use Table" of Chapter 4, "District Regulations" to add and remove uses from the "ER" District.
18434	January 16, 2009	Amending entire Section 4.202 "Manufactured Housing District" ("MH") of Chapter 4, "District Regulation" to Amend Setbacks, Height, Lot Area, Paving, and other property Development Standards; and Amending Chapter 9 "Definitions" to add definitions related to Manufactured Housing

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18435	January 14, 2009	Amending entire Section 5.129 "Recreational Vehicle Park" of Chapter 5, "Supplemental Use Standards" to add regulations related to setbacks, height, lot area, paving, and other property development standards
18504	March 12, 2009	Amending Chapter 5 "Supplemental Use Standards" to Amend Section 5.140 "Natural Gas Compressor Stations" to reflect the revisions in the Gas Drilling Ordinance and add a new Section 5.144 entitled "Fresh Water Fracture Ponds", Amend Sections 4.603 "Residential District Use Table" and 4.803 Non Residential District Use Table" of Chapter 4, "District Regulations" to clarify that Lift Compressors and gas Drilling and Production are permitted in all zoning districts and to permit Line Compressor facilities and Fracture Ponds by right in certain zoning districts; and to Amend Chapter 9, "Definitions" to add a definition for Lift and Line Compressors and Fresh water Fracture Ponds; and Amend Section 4.1000 "Light Industrial ("I") Districts" to provide an Horsepower Exemption for Line Compressors
18615A/B	May 19, 2009	Amending Chapter 6, "Development Standards" to delete Subsection K of Section 6.301 "Landscaping" and re-letter the remaining subsections; to add a new section, Section 6.302 entitled "Urban Forestry" to include and revise the contents of Subsection K related to tree coverage, preservation, planting and maintenance. Amending Chapter 2, "Review Bodies" to delete Section 2.105 "Urban Forestry Board" and add the duties of the Urban Forestry Board to Section 2.102 "Urban Design Commission" and add forestry experience to the qualifications of members
18745	August 11, 2009	Amending Article 4 "Signs" of Chapter 6, "Development Standards" amending Section 6.401 "Definitions" to rename the Section "Enforcement" and add language relating to Enforcement and move the definitions contained therein to Chapter 9, "Definitions"; to amend Section 6.411, "Electronic Changeable Copy Signs" to Clarify that Variances are not allowed, and to revise definitions of "Signs", "Attached Signs", "Temporary Signs" and to add definitions for "Inflatable or Balloon Signs" and "Projected Image Signs" in Chapter 9
18746	August 11, 2009	Amending Section 6.301 "Landscaping" of Article 3. "Landscaping & Buffers" to allow Landscape Planting with Native Plants to include Bioretention Areas, Drip & Temporary Irrigation Systems and provide a Native Plant List. Amend Chapter 9, "Definitions" to add definitions related to Native Plants, Bioretention Areas, Dry & Wet Swales
18823	September 20, 2009	Amending Article 5, Section 6.507 "Single Family Residential Design Standards" of Chapter 6 "Development Standards" and Article One, Section 5.116.B "Industrialized Housing" of Chapter 5 "Supplemental Use Standards" to add language requiring a minimum horizontal dimension for single family homes and Amending Chapter 9 "Definitions" to add a definition of Manufactured Home or Manufactured Housing to include International Standards Organization (ISO) Shipping Containers

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18900	November 10, 2009	Amending Section 2.102, "Urban Design Commission" of Chapter 2, "Review Bodies", to Amend the duties of the Urban Design Commission and revise Subsections "E" & "F" related to Conservation Districts to change the references to "Design Districts" and delete Mixed-Use Growth Centers and Urban Villages; to Amend Section 4.100 "Districts Established" to add Design Overlay Districts to Subsection "A", "Special Purpose Districts", Amend in its entirety Article 4, "Conservation ("CD") Overlay Districts"
18902	November 10, 2009	Amending Section 6.101 "Yards" to add Subsection J, "Historic Overlay District Setbacks", to allow structures located within a Historic District to be constructed consistent with the setback of the Historic District; to revise the title of Subsection F; to provide that side yards may project and to revise the definition of "Front Yard".
18903	November 10, 2009	Amending Section 2.103F "Powers and Duties", to delete the designation of two members of the Historic and Cultural Landmarks Commission to serve on the Scenic Preservation Commission
18904	November 10, 2009	Amend all Sections in Article 9 "Commercial Districts" of Chapter 4, "District Regulations" to add language relating the type of exterior metal cladding on metal buildings and to require that all metal buildings have a minimum of two architectural standards for each building
18905	November 10, 2009	Amend Section 4.1200, "Urban Design District- Downtown" to revise in its entirety the design standards for the Downtown Urban Design-District; and to delete references to various sections of the Downtown Urban Design Standards and replace with references to the Downtown Urban Design Standards and Guidelines
18995	January 25, 2010	Amend Article 4 "Signs" of Chapter 6, "Development Standards", Amending Section 6.410 "Unified Sign Agreements" to provide for the administrative approval of an amendment to a unified sign agreement; to extend eligibility to single lot developments with multiple tenants, to allow for the construction of entry features and to expand the allowable area that can be included in the unified sign agreement
18996	January 25, 2010	Amend Subsection D. "Other Development Standards" of Section 4.707 "Two-Family ("B") District" to increase the number of parking spaces required per dwelling unit based on the number of bedrooms
19013	February 23, 2010	Amending Article 7 "Residential Districts", of Chapter 4, "District Regulations" to establish a new residential zoning district, Section 4.713, "Urban Residential ("UR") District and establish development standards for the district; Amending Section 4.603, "The Residential District Use Table" of Chapter 4, to reflect the new district and uses to be allowed; Amending Section 4.100, "Districts Established", of Chapter 4 to reflect the new district; Amending Chapter 9 to add definitions related to Urban Residential District
19026	February 23, 2010	Amend Article 5, "Historic Preservation Overlay Districts" to

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		revise economic hardship criteria for contributing and non-contributing structures; to revise process to amend guidelines; to provide for administrative approval of Certificate of Appropriateness for non-contributing and contributing structures; to provide that the Appeals Board shall remand an appeal to the Historic & Cultural Landmarks Commission when new evidence or testimony is available; to Amend Chapter 9, "Definitions" to add definitions related to Historic Preservation
19064	March 9, 2010	Amend Article 8 "Nonresidential District Use Table", of Chapter 4, "District Regulations"; Amending Section 4.803, "The Nonresidential District Use Table" to add Governmental Vehicle Storage Yard/Junkyard as a permitted use in "J" Medium and "K" Heavy Industrial Districts; to add Towing Yard with Office as a permitted use in "I" Light, "J" Medium and "K" Heavy Industrial; and to add Outside Storage or Display as a permitted accessory use in "J" Medium and "K" Heavy Industrial
19227	July 20, 2010	Amending Article 4 "Signs" of Chapter 6, "Development Standards", Amending Section 6.403 "Signs Not Requiring A Permit" to revise where Temporary Signs are allowed and Regulation of Window Signs; Amending Section 6.406 "Measurement of Signs" to include the measurement of window area; and to Revise Chapter 9 "Definitions" to revise the definitions of "Sign", "Attached Sign", "Temporary Sign", and "Window Sign"
19268	September 07, 2010	Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to Amend Section 4.908 "Trinity Uptown (TU) District to revise the number of Core Zones within the District from Seven to Nine Zones; to Revise the Legal Description of the Core Zones and to Revise in its entirety the Development Standards and Guidelines for the Trinity Uptown District; to Amend Section 4.1201 "Trinity Uptown District" to provide for Administrative Approval of Certificate of Appropriateness under certain circumstances and to Revise the Appeal Process.
19269	September 07, 2010	Amending Article 9 "Commercial Districts", of Chapter 4, "District Regulations" to add a new Section, Section 4.1202 "Trinity Uptown Peripheral Zone Overlay (TUP) District"; providing for new Design Standards and Guidelines for new construction and certain renovations in the Trinity Uptown Peripheral Zone Overlay District; Requiring a Certificate of Appropriateness for new construction and certain renovations in the Trinity Uptown Peripheral Zone Overlay District; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances and providing an Appeal Process.
19428	November 16, 2010	Amending Article 2 "Off-Street Parking and Loading" of Chapter 6, "Development Standards" to add a new section, Section 6.204, "Bicycle Parking"; to Amend Chapter 9, "Definitions" to add definitions for "Bicycle Parking Spaces" and "Bicycle Rack".
19515	January 18, 2011	Amending Article 3, "Accessory Uses" of Chapter 5,

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		"Supplemental Use Standards" to add a new section, Section 5.308, "Docks, Piers and Boathouses"; to regulate residential docks and boathouses; to Amend Chapter 9, "Definitions" to add new definitions related to Docks, Piers and Boathouses.
19514	February 15, 2011	Amend various Sections of the Near Southside Development Standards and Guidelines as provided by Section 4.909D, "Other Development Standards" of Chapter 4, "District Regulations" of Article 9, "Commercial Districts" to revise criteria of Significant Trees and methods of mitigation for removal; to further promote desirable development and to correct inconsistencies; to Amend the regulations for Building Height and Projecting Signs; to clarify the application of Roof Slope Standards; and to provide additional regulations for "N" Zones; to correct references for Established and projecting Yards.
19544	March 01, 2011	Amend Article 12 Urban Design Districts, of Chapter 4, "District Regulations" to add a new section, Section 4.1203 "I-35W Design ("I-35W") Overlay District"; providing for Design Standards and Guidelines for new construction in the I-35W Design Overlay District; Requiring a Certificate of Appropriateness for new construction in the I35W Design Overlay District; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances; and providing an Appeal Process.
19857	May 02, 2011	Amend Article 9, "Residential Districts" of Chapter 4, "District Regulations" to Amend a Mixed-Use Zoning District, Section 4.902, "Low Intensity Mixed-Use" (MU-1), and Section 4.903, "Low Intensity Mixed-Use Greenfield" (MU-1G) Districts. Amending Article 10, "Industrial Districts", of Chapter 4, "District Regulations" to Amend a Mixed-Use Zoning District, Section 4.1001, "High Intensity Mixed-Use" (MU-2), and "Section 4.1002, "High Intensity Mixed-Use Greenfield" (MU-2G) Districts and establish development standards for the districts; Amending Chapter 9, "Definitions" to add definitions related to Low Intensity Mixed-Use Districts.
19936	November 02, 2011	Amend Article 9, "Commercial Districts", of Chapter 4, "District Regulations" to add a Section, Section 4.1204 "Camp Bowie ("CB") District and to add separate zones within the district; providing for Design Standards and Guidelines for new construction and certain renovations; Requiring a Certificate of Appropriateness for new construction and certain renovations; providing for Administrative Approval of Certificate of Appropriateness under certain circumstances; and providing an Appeal Process.